117.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	601,400	/	601,400
USE VALUE:	601,400	/	601,400
ASSESSED:	601,400	/	601,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZANOBETTI ANTONELLA
Owner 2:	
Owner 3:	
Street 1:	86 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZANOBETTI ANTONELLA -
Owner 2:	FOREMAN SANDY -
Street 1:	86 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1913, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4900.000	204,500		396,900	601,400
Total Card	0.112	204,500		396,900	601,400
Total Parcel	0.112	204,500		396,900	601,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.30 | /Parcel: 477.3

Legal Description

User Acct

75395

GIS Ref

GIS Ref

Insp Date

09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,500	0	4,900.	396,900	601,400	601,400	Year End Roll	12/18/2019
2019	101	FV	185,900	1100	4,900.	391,200	578,200	578,200	Year End Roll	1/3/2019
2018	101	FV	174,300	1100	4,900.	300,500	475,900	475,900	Year End Roll	12/20/2017
2017	101	FV	174,300	1100	4,900.	283,500	458,900	458,900	Year End Roll	1/3/2017
2016	101	FV	174,300	1100	4,900.	260,800	436,200	436,200	Year End	1/4/2016
2015	101	FV	162,900	1200	4,900.	243,800	407,900	407,900	Year End Roll	12/11/2014
2014	101	FV	162,900	1200	4,900.	224,500	388,600	388,600	Year End Roll	12/16/2013
2013	101	FV	162,900	1200	4,900.	224,500	388,600	388,600		12/13/2012

!9097!

PRINT

Date	Time
12/10/20	23:36:45

LAST REV

Date	Time
04/02/19	08:45:09

apro

TAX DISTRICT

PAT ACCT.

9097

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANOBETTI ANTON	68655-350		12/23/2016	Estate/Div	50,000	No	No		
TAVERNA DELORES	53925-243		11/30/2009		360,000	No	No		
TAVERNA DELORES	52060-583		1/8/2009	Family	1	No	No		
	21486-199		10/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2018	1078	Siding	19,530	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Entry Denied	372	PATRIOT
2/10/2000	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4900		Sq. Ft.	Site		0	70.	1.16	6									396,899						396,900	

Total AC/HA:	0.11249	Total SF/SM:	4900	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,899	Spl Credit		Total:	396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277871
Depreciation:	73358
Depreciated Total:	204513

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

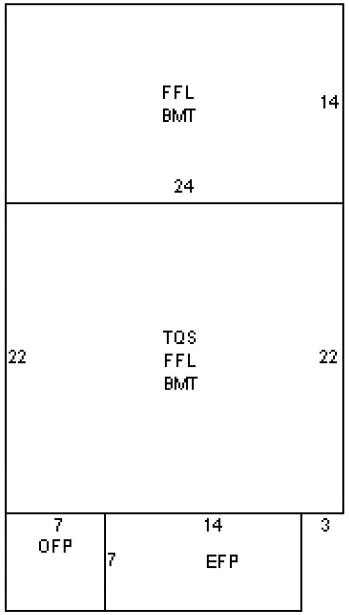
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.520	36,738
FFL	First Floor	864	141.740	122,460
TQS	3/4 Story	396	141.740	56,127
EFP	Enclos Porch	98	55.000	5,390
OFP	Open Porch	49	44.000	2,156

Net Sketched Area:	2,271	Total:	222,871
Size Ad	1260	Gross Are	2403	FinArea	1260
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	90.05
Final Total:	204500	Val/Su SzAd	162.30

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	